

SECTION 5 SCREENING FENCE AND WALL REQUIREMENTS (revised ZA05-0004)

5.03 PURPOSE (ZA03-0005):

Standards set forth in this Section are intended to establish the appropriate use of screening in its relationship to various land uses and zoning districts. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts or in this section in accordance with the following standards.

5.02 LOCATION OF REQUIRED SCREENING (ZA03-0005):

- A. When a boundary of a multi-family or non-residential Zoning District sides or backs upon an RE, SF, 2F, TH, or PH District, or when any non-residential district sides or backs to a MF District, one of the following screening options shall be applied:
1. A solid screening wall or fence of not less than six feet (6') nor more than eight feet (8') in height shall be erected at grade on the property line separating these districts (see Exhibit 5.02(4a)). The owner of such property of the aforementioned multi-family or nonresidential adjacent to RE, SF, 2F, TH, or PH or aforementioned non-residential adjacent to multi-family shall be responsible for and shall build the required wall or fence on the property line where the adjacency occurs; or
 2. An irrigated living screen consisting of large trees appropriate for screening purposes shall be planted within the side and/or rear setback where the adjacency occurs. Acceptable large trees to meet this requirement shall be as follows:
 - a. Three inch (3") caliper Pines (Afghan, Austrian, or Japanese Black or a combination thereof) placed in triangular spacing, in two rows (offset), every fifteen feet (15'), or
 - b. One row of three inch (3") caliper Leyland Cypresses every fifteen feet (15') and one row of three inch (3") caliper large shade trees (please refer to tree listing in Article IV, Section 2.07 of this ordinance) every fifteen feet (15') in triangular spacing, or
 - c. Three inch (3") caliper Hollies, Wax Myrtles, or Laurels placed in triangular spacing, in two rows (offset), every eight feet (8'), or
 - d. Other species, sizes, spacing, and arrangements may be utilized. Alternative tree types shall be used from the Living Screen tree list in Article IV, Section 2.07 of this ordinance as it

exists or may be amended and are subject to the discretion of the staff Landscape Architect.

In the case of the irrigated living screen option, the landscape plan shall be prepared to demonstrate equal visual screening, and the living screen shall be subject to the approval of the Planning & Zoning Commission; or

3. A partially solid screening wall (obscuring view up to three feet) with open tubular steel or wrought iron fencing to a minimum height of six feet and a maximum height of eight feet shall be constructed. The wall shall have solid masonry vertical support columns in addition to one row of three inch (3") caliper evergreen trees spaced according to species (see above or consult with the staff Landscape Architect) to create a solid living screen (See Exhibit 5.02(3)); or
4. Where it is necessary and possible, a natural buffer area consisting of existing trees and supplemental plantings may be utilized. This buffer must be at least twenty-five feet (25') in width. The buffer option is subject to Planning & Zoning Commission approval.
5. In the case of topography changes, Exhibits 5.02 (4a-c) shall be consulted and the following taken into consideration, as shown in the diagrams:
 - a. The top of wall elevation must be six feet higher than the finished floor elevation or finished grade of the highest point of paving between the building and the property line where screening will occur, whichever is greatest.
 - b. Where a retaining wall is utilized, its maximum height shall be six feet. At the point where a maximum height retaining wall and a maximum height screening wall do not meet the requirement for adequate screening, a six-foot deep terrace with an additional retaining wall shall be provided. In addition to this requirement, the original screening wall and retaining wall will move inside the property line and additional retaining wall will be built on the property line between the properties, on the other side of the terrace. Please see Exhibits 5.02 (4b, 4c). Each terrace shall contain three inch (3") caliper evergreen ornamental trees on ten foot centers.
 - c. Additional terraces and retaining walls will be required until the visual screening to six feet above the high point of the finished grade is provided.
 - d. A solid living screen, as specified in 5.02(A)2, may be used in combination with retaining walls, screening walls, and/or terracing. In this case, the solid living screen must serve the purpose of a solid screening element at the height from grade indicated in Exhibits 5.02 (4b, 4c).

Tree and living screen requirements on sites with topography

changes are subject to the discretion of the staff Landscape Architect and subject to approval by the Planning & Zoning Commission.

All of the above screening options shall be provided in addition to the Landscape Requirements provided in Article IV, Section 2, 2.06 (B, C). For options #1 and #3 above (those options incorporating a wall), the nonresidential developer, or multifamily developer in the case of multifamily properties adjacent to RE, SF, 2F, TH, or PH District, is responsible for paving the area between the wall and the alley according to Engineering Services' standards.

In the case of an irrigated living screen or natural buffer, additional fencing may be required by the Planning & Zoning Commission to provide a more protective barrier between the properties. This fence may be constructed of tubular steel, wrought iron, or similar material and shall be at least four feet (4') and no more than eight feet (8') in height. Berms may be used in addition to the above requirements subject to approval by the Director of Engineering Services or his/her designee. All of the above options are subject to Planning & Zoning Commission approval.

A screening wall or fence required under the provisions of this section, under a Specific Use Permit, a Planned Development District, or other requirement shall be constructed of clay-fired brick masonry units or other suitable permanent materials. All wall or fence openings within a required screening element shall be equipped with gates equal in height and screening characteristics to the wall or fence. Concrete masonry units, poured in place or tilt-up concrete walls used in lieu of walls constructed of clay fired brick or other suitable permanent materials shall be constructed only with approval by the Planning & Zoning Commission.

All screening fences, walls, and landscaping shall be maintained by the property owner. All required walls, fencing, and other screening materials must be installed and completed prior to final acceptance of the project.

- B. All required masonry screening walls shall be equally finished on both sides of the wall.
- C. In all Districts when screening of loading areas facing a street is required, screening shall be provided not less than six feet (6') in height adjacent to the loading area at the property line. Said screening shall be required along all streets except where such use was in existence at the date of adoption of this Ordinance. Screening adjacent to a street shall be masonry and a sidewalk shall be incorporated with the screening with a minimum clear width of four feet (4').

- D. Refuse storage areas not adjacent to an alley or rear service area for all uses other than single-family and duplex dwellings shall be visually screened by a six-foot (6') high solid fence on all sides except the side used for refuse pickup service. Such side shall not be required to be screened, but must have a gate that closes completely, in accordance with Environmental Services regulations.
- E. Where any alley intersects with a street, no fence or plant taller than two and one-half feet (2½') may be placed within a sight visibility triangle defined by measuring ten feet (10') to a point along the property lines and joining said points to form the hypotenuse of the triangle. (See Article VI, Appendix 1, Illustration #9)
- F. In any residential district, or along the common boundary between any residential and non-residential district where a wall, fence, or screening separation is erected, the following standards for height, location, and design shall be observed:
 - 1. Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight feet (8') in height above the grade of the adjacent property. Where a fence intersects a screening wall and the height of the fence exceeds the height of the screening wall, the height of the fence shall transition to the height of the screening wall over a distance of twenty (20') feet.
 - 2. The maximum height of a fence or wall in a required front yard of a single-family, duplex, or patio home shall not exceed forty-eight (48") inches. Combinations of berms and fences shall not exceed thirty-six (36") inches in height. Ornamental metal fencing that is attached to required screening walls as defined in Section 7.09(16)(D) of the Subdivision Regulation Ordinance No. 94-08-19, as it currently exists or may be amended, may be constructed up to eight feet (8') in height in the front yard of cul-de-sac lots for only the side of the lot that is adjacent to a street with a right-of-way width of sixty feet (60') or greater. The height of this fence shall not exceed the height of the adjacent required screening wall.
 - 3. Where a corner lot is platted with two (2) front yards, and a house is constructed facing one (1) of the front yards, the second front yard shall be deemed to be a side yard, which may be fenced in the same manner as any other side yard adjacent to a street, except that the fence shall be constructed on an angle beginning at the front right-of-way line twelve feet (12') from the side right-of-way line and ending at a point on the side lot line as shown in Article VI, Appendix 1, Illustration #9.
- G. Screening shall be required between residential lots and adjacent right-of-ways

as required by Section 7.09(16) (Thoroughfare Screening) of the Subdivision Regulation Ordinance No. 94-08-19, as it currently exists or may be amended.

- H. Mechanical equipment located on the roof of a single- or two-story building shall be screened from view at street level grade.
- I. A ten foot (10') irrigated living screen shall be required when parking is located adjacent to residential in the Original Town Commercial (OTC) District.

5.03 OUTSIDE STORAGE AND DISPLAY SCREENING REQUIREMENTS:

- A. All uses providing outside storage and display areas shall provide a site plan and landscape plan depicting the following:
 - 1. The location of outside storage and display on the tract;
 - 2. The location of parking and vehicular maneuvering aisles and/or fire lanes in relation to the outside storage and display areas;
 - 3. The location of pedestrian access and/or sidewalks adjacent to and accessing the outside display and storage area(s) and the primary use; and
 - 4. The location and type of screening.

A new use utilizing an existing building shall submit a substantially conforming site plan depicting the location of outside storage and display. A revised site plan may be required for Planning & Zoning Commission consideration should the Director of Planning & Development, or his/her designee, determine that the proposed outside storage and display is a substantial change.

- B. Outside Storage and Display shall abide by the following requirements:
 - 1. It shall only contain equipment, vehicles, commodities, materials, goods, or merchandise that is sold, rented, or distributed within the inside of a building of a primary use, unless it is demonstrated to the Director of Planning & Development Services or his/her designee that such products or materials could not be located indoors.
 - 2. It shall not be located within any required front or side yards.
 - 3. It shall be screened from all streets and adjacent property lines of residentially zoned parcels or areas shown as Single Family Residential or Multifamily use on the Future Land Use Plan with the following:
 - a. Evergreen vegetation containing minimum three (3) inch caliper evergreen trees on fifteen (15) foot centers with a continuous row of minimum five (5) gallon evergreen shrubs. This regulation may be met with required landscaping for parking areas or landscape buffers

- along streets if it screens the outside storage and display from ground level to six (6) feet above grade; or
- b. A minimum six (6) foot high masonry wall matching the materials of the primary building with three (3) inch caliper evergreen trees planted on center every twenty-five (25) linear feet along the interior of the wall.
4. It shall not exceed a height of:
 - a. any wall or screening element for a portion of the main building; and
 - b. one foot (1') below the top of vegetative or wall screening; and
 - c. Four feet (4') if outside the wall, building, or screening element.
 5. It shall be screened with a minimum six (6) foot high wall on all sides for wrecking, junk, and salvage yards. Three inch (3") caliper or larger evergreen trees shall be planted twenty-five feet (25') on center along the interior of the wall. The items stored or displayed shall be a minimum one foot (1') below the required wall.
 6. It shall not be located within any required parking spaces, loading areas, fire lanes, vehicular maneuvering aisles, or customer pick-up lanes.
 7. It shall not obstruct visibility or interfere with pedestrian or vehicular circulation and subject to the following requirements:
 - a. A minimum six foot (6') wide pedestrian path shall be maintained between outside storage and display areas and vehicular maneuvering aisles; and
 - b. A minimum six foot (6') wide pedestrian path shall be maintained between any entry or exit doors from the primary use building to the vehicular maneuvering aisles or parking areas.
 8. It shall not occupy an area exceeding twenty percent (25%) of the gross floor area of the primary use building, or ten percent (10%) of the lot area, whichever is most restrictive. If the outside storage and display area exceeds these requirements, it must be presented on the site plan and requires Planning & Zoning Commission approval.
 9. It shall not apply to new and used sales or lease of automobile, motorcycle, recreational vehicles, or watercraft and similar facilities requiring outside display.

ARTICLE IV - SITE DEVELOPMENT REQUIREMENTS
SECTION 5 - SCREENING FENCE AND WALL STANDARDS

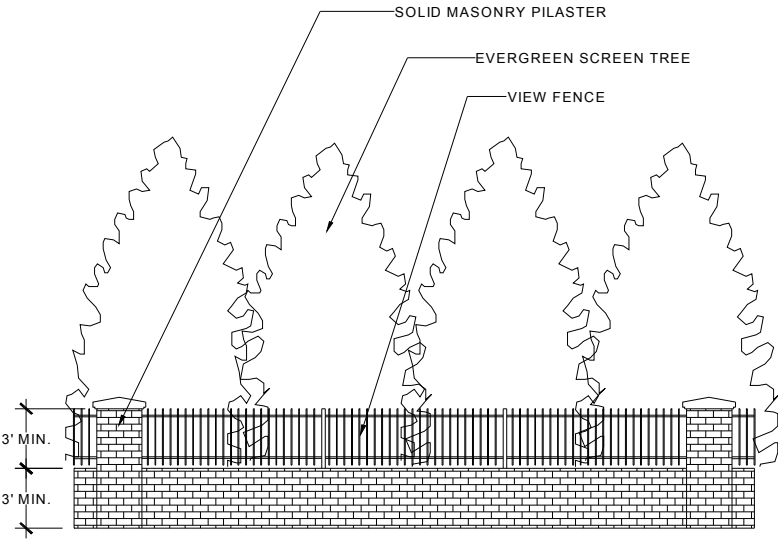


EXHIBIT 5.02(3)

Exhibit 5.02 (4a)

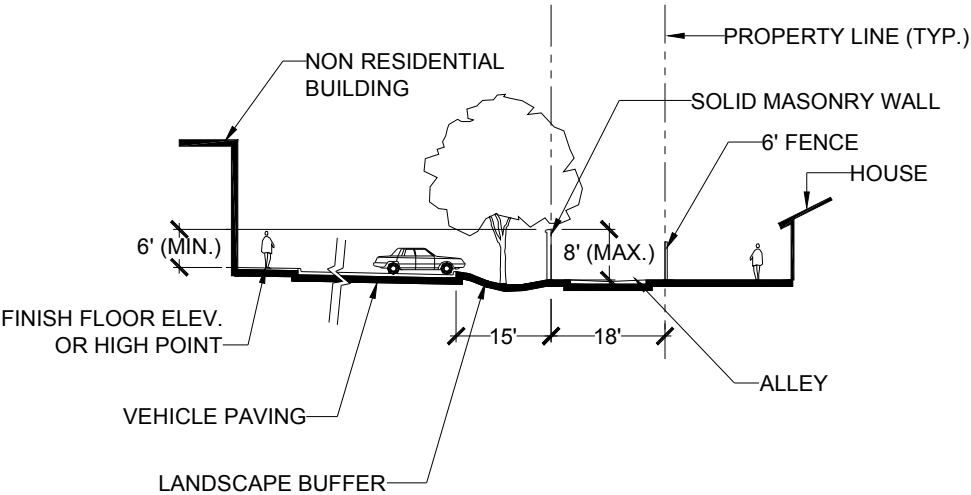


Exhibit 5.02 (4b)

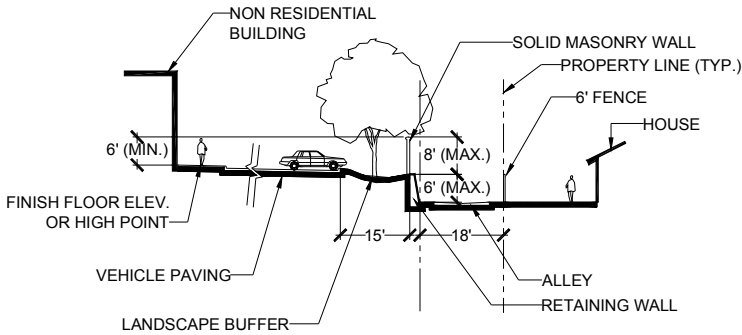


Exhibit 5.02 (4c)

